160.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,300 /	733,300
					USE VALUE:	733,300 /	733,300
					ASSESSED:	733,300 /	733,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-A	CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARIN JEREMY S
Owner 2:	PERLA RACHEL A
Owner 3:	
Street 1:	97A CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MACIEL CYNTHIA K -
Owner 2:	-
Street 1:	97A CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,625 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 1359 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5625.000	320,000	1,200	412,100	733,300
Total Card	0.129	320,000	1,200	412,100	733,300
Total Parcel	0.129	320,000	1,200	412,100	733,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.59 | /Parcel: 539.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107075
GIS Ref:
GIS Ref:
Insp Date: 06/08/18

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,000	1200	5,625.	412,100	733,300	733,300	Year End Roll	12/18/2019
2019	101	FV	267,100	1400	5,625.	412,100	680,600	680,600	Year End Roll	1/3/2019
2018	101	FV	267,100	2300	5,625.	365,000	634,400	634,400	Year End Roll	12/20/2017
2017	101	FV	267,100	2300	5,625.	306,200	575,600	575,600	Year End Roll	1/3/2017
2016	101	FV	267,100	2300	5,625.	306,200	575,600	575,600	Year End	1/4/2016
2015	101	FV	262,100	2300	5,625.	264,900	529,300	529,300	Year End Roll	12/11/2014
2014	101	FV	262,100	2300	5,625.	256,100	520,500	520,500	Year End Roll	12/16/2013
2013	101	FV	262,100	2300	5,625.	243,700	508,100	508,100		12/13/2012

!12549!

PRINT

Date	Time
12/11/20	02:37:44

LAST REV

Date	Time
02/25/20	11:38:38
danam	
12549	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACIEL CYNTHIA	41267-159		10/24/2003		470,000	No	No		
BESSETTE LORETT	30058-573		4/16/1999		190,000	No	No		
	16949-453		4/1/1986		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	1285	Heat App	12,101	C				
10/10/2008	1287	Porch	14,000			G10	GR FY10	4X4 FRONT PORTICO

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Meas/Inspect	BS	Barbara S
10/24/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5625		Sq. Ft.	Site		0	70.	1.05	8									412,126						412,100	

Total AC/HA: 0.12913 | Total SF/SM: 5625 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 412,126 | Spl Credit | Total: 412,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	97750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393121
Depreciation:	73120
Depreciated Total:	320000

COMMENTS

1 WDK ON ROOF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

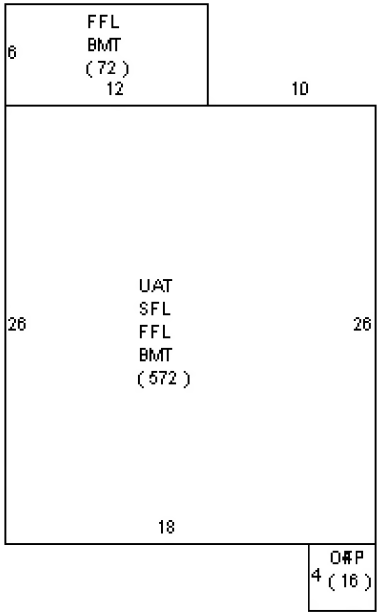
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.46
Special Features:	0	Val/Su Net:	158.49
Final Total:	320000	Val/Su SzAd	263.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	644	51.130	32,925
FFL	First Floor	644	170.420	109,751
SFL	Second Floor	572	170.420	97,481
UAT	Upper Attic	143	131.220	18,765
OFP	Open Porch	16	44.440	711

Net Sketched Area:	2,019			Total:	259,632
Size Ad	1216	Gross Are	2448	FinArea	1359

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 12	A	AV	1980	0.00	T	31.2	101						
22	Wood Deck	D	Y	1	6X10	A	AV	1990	16.00	T	23.2	101			700			700
19	Patio	D	Y	1	10X10	A	AV	2006	6.00	T	10.4	101			500			500

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200